

Real Estate.

Magdalena River Colonization Co.

Empire Building, 71 Broadway,

Room 1014.

New York City.

Colombia, South America.

The Cartagena Terminal and Improvement Company, Limited, has a tract of land,

(Three Hundred Thousand Acres.)

on the east bank of the Magdalena River, about five hundred miles from the coast. It is about 1,000 feet above the level of the sea, and has a frontage on the river of about 25 miles. Our company has determined to sub-divide the same into 20, 40, 50 and 100-acre farms, and sell at 10 per acre, payable \$1 per acre cash, and \$1 per acre in 1, 2, 3 and 4 years without interest. The climate, soil, and productions are the same as Southern California, to which are added Tropical Fruits, such as Oranges, Lemons, Limes, Grape Fruit, Pine Apples, Grapes, Coconos, and Rubber Trees, Guiney, Heliconia, Begonia, Eucladia, and others from many of our United States. Some New England farmers already located. Our lands front twenty-five miles on the river, Steamshiply between there and Cartagena and Barranquilla, several times a week. We expect to have five hundred settlers located in one year. In order to carry on the work of colonizing this vast tract

"The Magdalena River Colonization Company."

Capital Stock,	\$800,000
\$50,000 (Unassessable) Shares.	\$10 each.

The Property will be divided into 20, 40, 80 and 100-acre farms, and sold to the first 500 settlers at \$5.00 per acre, payable \$1.00 per acre cash, and \$1.00 per acre in four equal annual payments.

Without Interest.

Shares of stock in our company, exchangeable at any time for land in our colony.

The Town

will be laid out in 1,000 lots of ONE ACRE EACH. Four lots in each block. The company will treat and induce the purchasers of farms to select the town lots for their residences, independent of their farms. That is, those whose farms will be located within 3 or 4 miles of the town. If this is acceptable it will be the means of securing good, congenial society, and make our colony attractive. To those who accept of this offer, a town lot will be donated.

The prices of town lots will arrange from \$5 to \$20 each, and those fronting on the RIVER (BOTTLE NECK) will be \$100 each. Each town lot will have a frontage of 200 feet on two avenues.

Surrounding the town site will be two rows of 200-acre farms, and the balance will be laid out in 40 to 100-acre farms.

On the south side of the town site a park of 100 acres will be reserved, fronting the Magdalena River, for a

Public Park

to be beautified with beautiful shade trees, many of which are on the ground.

At a later period a farm school will be established, for the education of boys.

In the Town.

About 20 parks of 4 acres each, will be reserved for the use of our settlers, and blocks of 4 acres each, will be donated to schools, churches, public library, town hall and benevolent societies, such as Masons, Odd Fellows, etc.

Timber.

In addition to the agricultural products mentioned, we have thousands of acres of all varieties of hardwoods, such as Mahogany, Lignum Vitae, Ebony, Oak, Spanish Cedar, Ash, Laurel, Redwood—suitable for cabinet work. Also Cinnamon, Copava, Sarsaparilla, Cinnamon, Cloves, Arrow Root, Ginger Root and Ginseng Root.

Manufacturing.

We are prepared to assist and encourage any desirable manufacturing business that may seek an opening in our colony. We intend that it shall be an

Industrial Colony.

where the people will have the following:

Carriage and wagon factory, blacksmith shops, furniture factory, cigar factory, box factory, factory ice factory, an electric plant, agricultural implement works, iron foundry, mining machinery, flour mill, saw mill, and within a few years other industries will follow.

Referring to the above we desire to say that we shall not attempt to induce any settler to locate in our colony who has less than Five Hundred Dollars (\$500) simply for the reason that if he has that much he will be sure of saving for three years by which time, if he is a capable agriculturist,

work, he has insured address.

In localities "River-side," "Passadena," "Ontario" and other colonies in Southern California the climate is like the Thousand Palms; hence the world-wide, well-known success of those colonies. Settlers can make sufficient to live on the first year in poultry business, butter-making and raising corn and vegetables, bananas, plantains, etc.

Fish and Game.

Settlers will require but a limited amount of fresh meats, as there is plenty of wild game, such as deer, quail, hares, wild turkeys, prairie chickens, ducks, quail, doves, etc. All kinds of river fish abound in the Magdalena and Negro rivers sufficient for home use.

Planting and Care of Improved Plants.

Mr. Elsieh J. Mann, our superintendent, will plant any tree tract for intending settlers with such fruit trees, cocoa, rubber trees, etc. as may be designated, contracting to carefully care for such groves or orchards until full bearing or taken possession of by its owner.

Lumber Mills.

If any lumber mill men will undertake the erection of a first-class mill our company will donate a sufficiently large tract of land to warrant them in doing so. Our settlers must have lumber to build their dwellings and to make their tools. The Government of the United States has granted our "New Colony" some to meet the approval of every intelligent citizen of Colombia, so, if it proves a success, other colonies will be sure to follow.

We do not wish to tempt our people to colonize in Colombia but will aid any other similar enterprise in every way in our power.

We desire to notify our correspondents that there is a work entitled "THE REPUBLIC OF COLOMBIA," of about 130 pages, beautifully illustrated with views from all parts of Colombia, which is issued by the "Forest and the Field," and is published by the publisher O. S. BOLAN.

If you will forward that amount to this office a copy will be forwarded to you postage paid. It is well written and perfectly reliable and to any one thinking seriously of making their future home in Colombia, the cheapest and most profitable of all South American Republics, it will be one of the best investments one could make.

STAMPERS LEAVE NEW YORK EVERY SATURDAY FOR CARTAGENA, COLOMBIA, S. A., and from there settlers can be taken by rail to the Colon and then by steamer to our Colony.

Parties desiring to subscribe for Shares of Stock in our Company can do so by paying Two Dollars a share cash, and one dollar a share per month, for eight months.

Send 5 cents in exchange money order, or Post Office Note, for a copy of our Company's Circular.

Send 5 cents in stamps for pamphlet, maps and photographs.

Applications for stock or lands can be made at our office, 1014 Empire Building, 31 Broadway, New York.

W. H. MARTIN, Manager.

NOTE.—We desire to notify our correspondents and others, who may take an interest in our Colony, that since we commenced advertising our enterprise in the

"New York Daily Sun"

we have secured through said medium the most important industry needed in the establishment of a

First Class Colony

namely, a first class saw mill, to be operated by a well known mill man of Indiana, who has purchased 5,000 acres of our land and timber land, at \$10 per acre. In addition to cutting his own timber, he agrees to procure for cash any timber cut by any other settler on our Colony.

Magdalena River Colonization Co.,
 Room 1014, Empire Building,
 71 Broadway, New York.

The Oakdale

Bachelor man is fond of creature comforts.

In a bachelor apartment house the most important factor in securing comfort is a capable superintendent.

The man at the Oak-

\$30,000 WANTED—Seven per cent first mortgage on real estate; perfect title; money to be expended for improvement of property. Particulars furnished. F. C. KENNEDY & CO., Burlington, Vt.

City Real Estate.

The Aylsmere
 60 West 70th St.

Have you ever noticed how much better satisfaction you get dealing with owner than agent?

The owner manages the Aylsmere.

It's but a step from

dale is a graduate of the University Club.

A comfortable bachelor apartment to rent.

36 & 38
W. 35th St.

COLONIAL HOUSES

on TREMONT AVE. just west of JEROME AVENUE and five (5) minutes' walk east of the MORRIS LEVITT station of the N. Y. Central and Hudson River R.R. Houses 19 rooms and bath, all improvements; ground 50x145; prices \$3,500 each; \$500 or \$1,000 in cash balance on installments. Apply to A. P. KIRKLAND, 55 Liberty St.

A POSITIVE BARGAIN.

TO EFFECT AN IMMEDIATE SALE, a full wall decline, nearly adjoining 5th Avenue, in the 60's, will be sold at \$10,000. (2208.)

Partials and particulars of

GEO. R. READ,
1 Madison Avenue, or 60 Cedar St.

The Park, less than a step from "L" and cable cars.

7-room housekeeping apartment.

■ Above 14th St.—5th Av. to North River.

WEST 68TH STREET,
NEAR CENTRAL PARK

Five-story American business building, 20 feet wide, with dining room extension, three baths and thoroughly modern.

LOW RENT.

E. H. LUDLOW & CO., 115 Broadway.

FOR SALE—Five magnificent mansions, three-story and basement houses, hardwood throughout, open plan, large rooms, marble stair, situated on the north side of 162d St., between Amsterdam and Lexington, very rare paymen \$ monthly if desired, care of Mrs. J. J. Garand, 104 Broadway, Room 10, New York City.

QUACKENBUSH & WISE, Counselors at Law, 163 Broadway, Room 10, New York City.

ST. NICHOLAS AV., 158TH ST.

Home seekers look at and 2½ hours pay for elegant building, big stone, well front, up to date houses; fine view; best value for price on this high street; first story, basement, cellar; hardwood throughout; all one third less than present cost to build; 70 per cent. mortgage if desired. P. 15. The owner, on premises, or 241 West 2nd St.

70TH ST. WEST—Several elegant modern residences, 22,000, 50th to 154th, West—Many beautiful residence cheap, also investment properties.

LA MONT & MORAN, 165 Broadway.